



~~July 15, 2003 CPC~~
~~October 21, 2003 CPC~~
~~January 20, 2004 CPC~~
March 16, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0288

Douglas R. Sowers

Matoaca Magisterial District
Watkins Elementary, Midlothian Middle and Midlothian High School Districts
South line of Old Hundred Road

REQUEST: Rezoning from Agricultural (A) and Residential (R-25) to Community Business (C-3) with Conditional Use to allow multi-family residential use and Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

Residential and commercial uses with exceptions to Ordinance requirements are proposed.

RECOMMENDATION

Staff and the applicant continue to discuss transportation issues. A deferral is recommended for sufficient time to allow the applicant to address these issues and for staff to thoroughly evaluate any associated revisions.

CASE HISTORY

Planning Commission Meeting (7/15/03):

At the request of the applicant, the Commission deferred this case to October 21, 2003.

Staff (7/16/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than August 18, 2003, for consideration at the Commission's October public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's October public hearing.

Staff (10/2/03):

To date, no new information has been received nor has the \$250.00 deferral fee been paid.

Applicant (10/15/03):

The deferral fee was paid.

Planning Commission Meeting (10/21/03):

At the request of the applicant, the Commission deferred this case to January 20, 2004.

Staff (10/22/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than November 17, 2003, for consideration at the Commission's January 20, 2004, public hearing. The applicant was also advised that a \$250.00 deferral fee was due.

Applicant (11/07/03):

The deferral fee was paid.

Applicant (1/5/04):

Revised proffered conditions, Textual Statement and Master Plan were submitted.

Planning Commission Meeting (1/20/04):

At the request of the applicant, the Commission deferred this case to March 16, 2004.

Staff (1/21/04):

The applicant was advised in writing that any significant new or revised information should be submitted no later than January 26, 2004, for consideration at the Commission's March 16, 2004, public hearing. The applicant was also advised that a \$250.00 deferral fee was due.

Applicant (1/30/04):

The deferral fee was paid.

Applicant (2/2/04, 2/18/04 and 2/20/04):

Additional information was submitted to the Transportation Department.

First Amended Textual Statement

1. The Zoning Map prepared by E.D. Lewis & Associates, Inc., dated April 7, 2003, and last revised January 2, 2004, shall be the Master Plan for the subject property ("Property"), provided that the area of each parcel shown thereon may be enlarged or contracted by not more than ten (10) percent of its area, with corresponding adjustments to the area of adjacent parcels, and provided that these parcels generally maintain their relationship with each other and with adjacent properties. A plan for any such parcel adjustment shall be submitted to the Planning Department for review and approval.
2. The permitted uses, requirements, and standards permitted on various parcels shown on the Master Plan shall be as follows:
 - a. Parcel A: Uses permitted in the Convenience Business (C-1) District, subject to Emerging Growth Area Standards and the requirements of the zoning ordinance for the C-1 District, except for the conditions otherwise required by section 19-149.
 - b. Parcel B: Uses permitted in the Community Business (C-3) District (except that residential multifamily and townhouses shall not be permitted), subject to the requirements of the zoning ordinance for the C-3 District plus Emerging Growth Area Standards
 - c. Parcel C: Uses permitted in the Corporate Office (O-2) District, subject to the requirements of the zoning ordinance for the O-2 District plus Emerging Growth Area Standards
 - d. Parcel D: Uses permitted in the Residential (R-12) District, subject to the requirements of the zoning ordinance for the R-12 District plus Emerging Growth Area Standards
 - e. Parcel E: Uses permitted in the Multifamily Residential (R-MF) District, subject to the requirements of the zoning ordinance for the R-MF District plus Emerging Growth Area Standards
 - f. Parcel F: Uses permitted in the Community Business (C-3) District (except that residential multifamily and townhouses shall not be permitted), subject to the requirements of the zoning ordinance for the C-3 District plus Emerging Growth Area Standards
 - g. Parcel G: Uses permitted in the Corporate Office (O-2) District, subject to the requirements of the zoning ordinance for the O-2 District plus Emerging Growth Area Standards

January 5, 2004

